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SOUTH COVE

BUDGET

South Cove
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Boston Redevelopment Authority

Robert T. Kenney / Director

City Hall
Room 900, 1 City Hall Square
Boston, Massachusetts 02201
Telephone (617) 722-4300

April 24, 1972

Mr. Daniel Richardson, Area Director
Department of Housing and Urban Development
Bulfinch Building
15 New Chardon Street
Boston, Massachusetts 02114

Re: Amendatory Application for Loan and Grant Contract,
South Cove, Mass. R-92, Boston, Massachusetts

Dear Mr. Richardson:

Submitted herewith are ten copies of an application to amend the South Cove Loan and Grant Contract. Authorization to file the application was granted the Director by the Members of the Boston Redevelopment Authority on March 16, 1972.

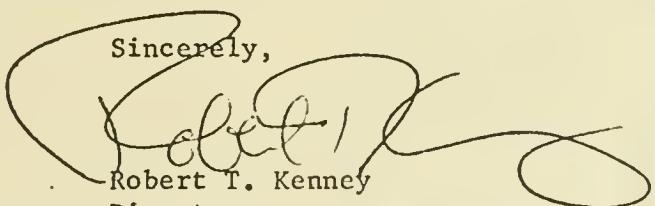
This submission is in accordance with instructions contained in Urban Renewal Handbook 7206.1, Chapter 2, Section 1, and in compliance the following exhibits are enclosed:

- 1) HUD 612 -- Application
- 2) HUD 6200 -- Project Cost Estimate and Financing Plan
- 3) HUD 6220 -- Project Expenditures Budget and Supporting Schedules
- 4) Resolution of Boston Redevelopment Authority
- 5) Certificate of Recording Officer
- 6) Opinion of Counsel

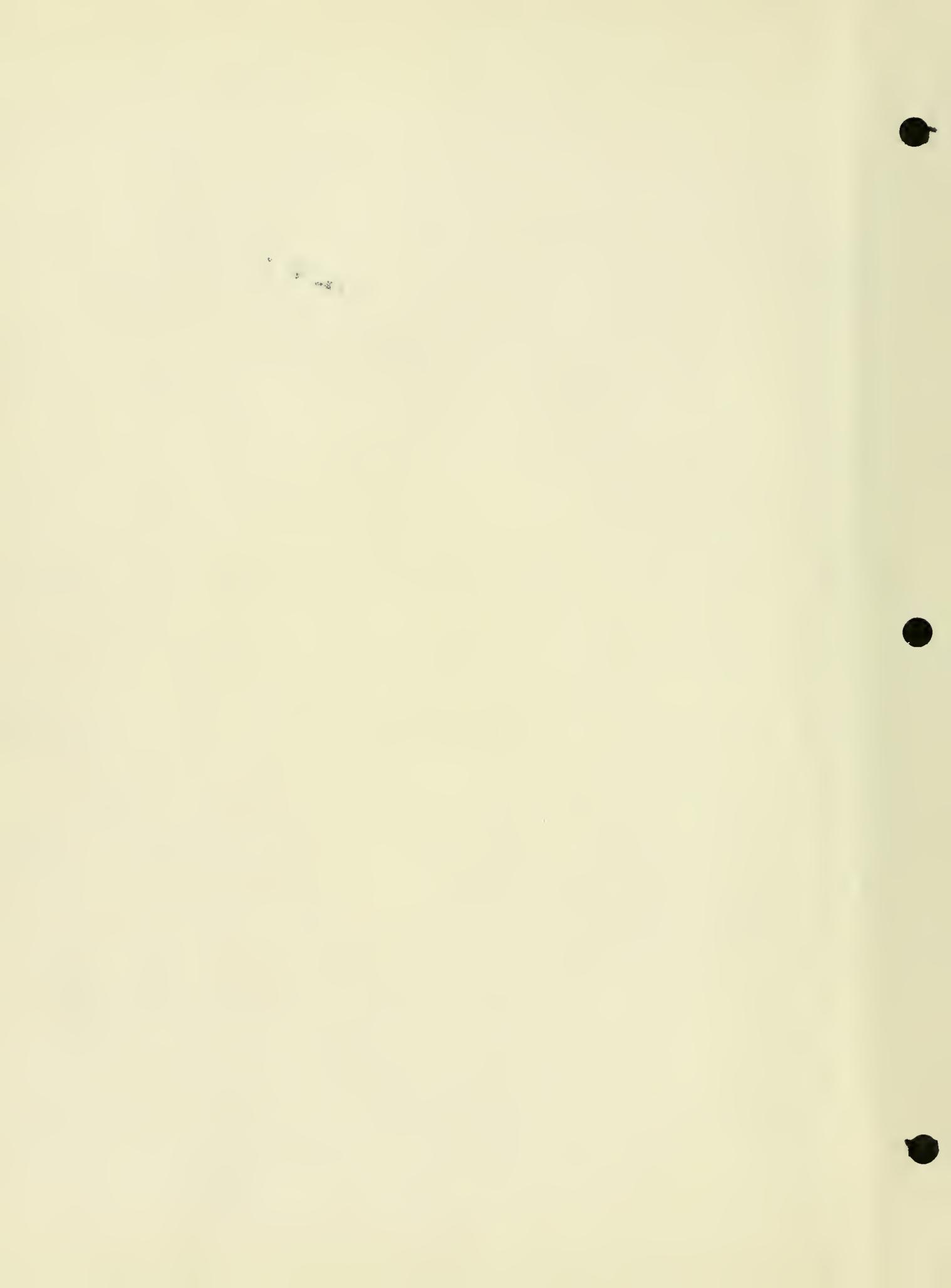
Also enclosed are Assurances of the Authority's Compliance with Real Property Acquisition Requirements of Title III and the Relocation Requirements of Title II of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

Your approval of this application is respectfully requested.

Sincerely,


Robert T. Kenney
Director

Encs.



U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
URBAN RENEWAL PROGRAM

APPLICATION FOR LOAN AND GRANT

PROJECT LOCALITY
Boston, Massachusetts
PROJECT NAME
South Cove
PROJECT NUMBER
Mass. R-92
DATE RECEIVED (To be filled in by HUD)

INSTRUCTIONS: Prepare original and required copies for HUD. Place original in Binder No. 1, copies in remaining Binders.

A. CORPORATE NAME OF APPLICANT

BOSTON REDEVELOPMENT AUTHORITY

B. TYPE OF APPLICATION

- Temporary Loan and/or Capital Grant, for project execution [Complete all blocks]
 Temporary Loan, for early land acquisition [Leave Blocks D and E Blank]

C. SUBMISSION

- Initial application
 Revision of previously approved application dated June 17, 1971, for purpose of:
 Change in project area boundaries Revision in Relocation Grant
 Revision in Temporary Loan Revision in Rehabilitation Grant
 Revision in Project Capital Grant Other (Explain)

D. REPAYMENT OF ADVANCES

Upon undertaking this project, the Applicant will repay, with interest, Title I advances in the sums indicated and in accordance with the contract shown below:

ADVANCE CONTRACT NUMBER	AMOUNT OF CONTRACT	AMOUNT ADVANCED UNDER CONTRAC
	\$	\$
	\$	\$
	\$	\$

E. EXISTING FEDERAL AUTHORIZATIONS

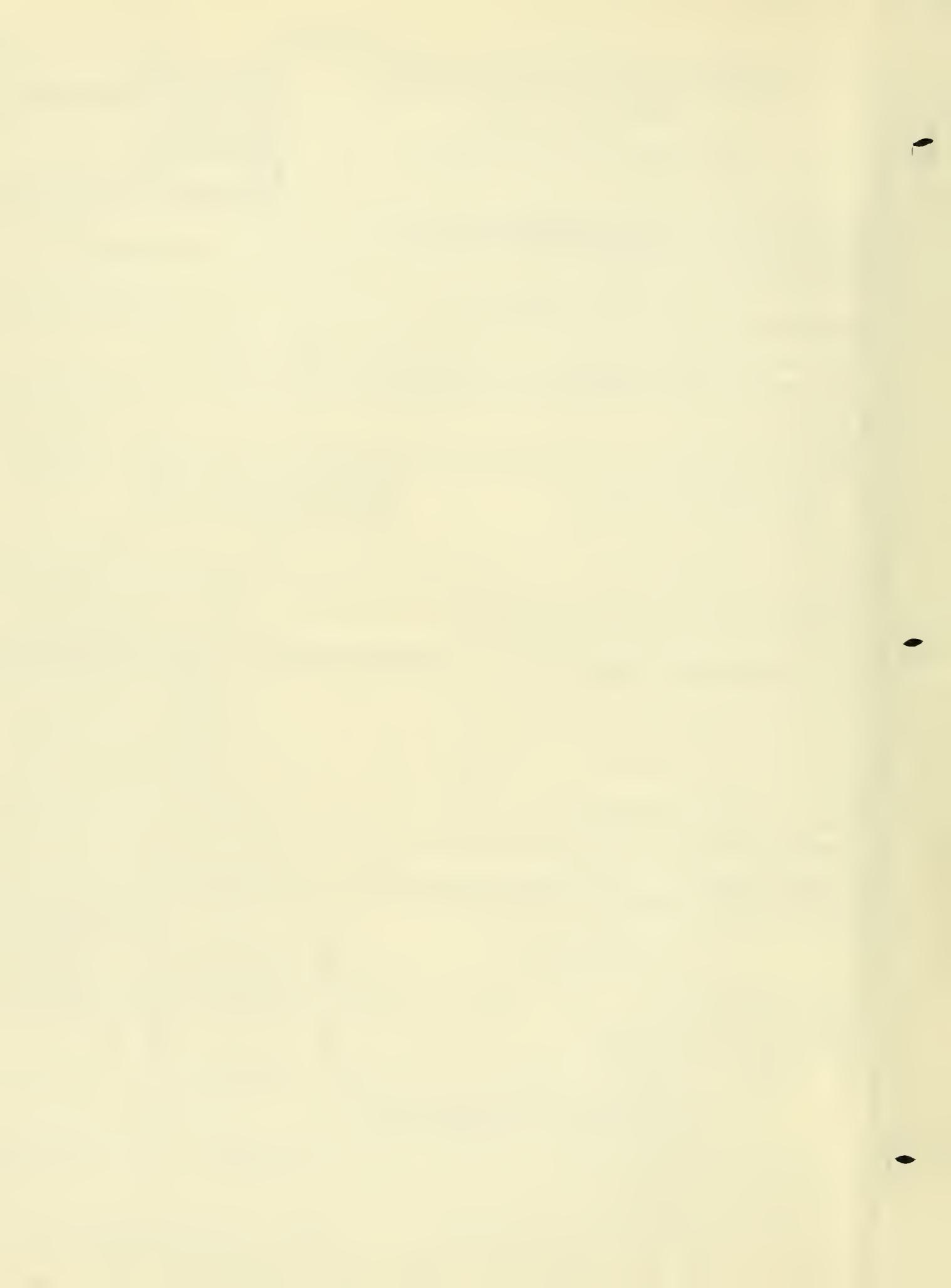
Estimated survey and planning costs for this project, in accordance with the most recent approved Survey and Planning Budget No. ___, approved on ___ , 19 ___ : \$ _____

F. TYPE AND AMOUNT OF FUNDS BEING APPLIED FOR

TYPE (Check applicable items)	TOTAL AMOUNT	COMPLETE ONLY IF REVISION
		AMOUNT OF CHANGE (+) or (-)
<input checked="" type="checkbox"/> TEMPORARY LOAN	\$ 17,225,700	(+) \$ 3,355,116
<input checked="" type="checkbox"/> PROJECT CAPITAL GRANT <input checked="" type="checkbox"/> 2/3 Basis: <input type="checkbox"/> 3/4 Basis: <input type="checkbox"/> Limited project costs <input type="checkbox"/> Municipality with population of 50,000 or less <input type="checkbox"/> In Redevelopment Area, municipality with population of more than 50,000	\$ 11,659,994	(-) \$
<input checked="" type="checkbox"/> RELOCATION GRANT	\$ 3,712,956	(-) \$ 3,355,116
<input type="checkbox"/> REHABILITATION GRANT	\$	(-) \$

G. PROGRAM Title I of the Housing Act of 1949,
as amended to date

Title I of the Housing Act of 1949, as amended prior to the Housing Act of 1954



II. CATEGORY OF PROJECT ELIGIBILITY

Enter Roman number designation as checked on Form HUD-6120, *Summary of Project Data*: VII
 If project is under "disaster area" provisions of Section III of Title I, check here:

I. APPLICATION

The Applicant hereby applies to the United States of America for the financial assistance indicated in Block F above, under the provisions of Title I as identified in Block G above, to aid in financing the project described in this application.

J. SUPPORTING DOCUMENTATION

The documentation submitted in support of this application shall be considered part of this application.

K. ESTIMATED COMPLETION DATE OF PROJECT EXECUTION STAGE: June, 1975
(Complete the following estimated time schedule of major steps in executing the project)

PROJECT ACTIVITY	TOTAL FOR ACTIVITY (a)	NUMBER OF MONTHS	
		FROM CONTRACT EXECUTION TO START OF ACTIVITY (b)	COM. OF ACTIVITY (c)
1. Rehabilitation to meet project completion requirements	108	3/67	3/75
2. Land acquisition	96	8/66	8/74
3. Relocation of site occupants	96	10/66	10/74
4. Demolition and site clearance	90	6/67	12/74
5. Site preparation, including installation of project improvements	90	9/67	3/75
6. Disposition of land in project area	84	3/68	3/75
7. Financial settlement and project completion <i>(After completion of above activities)</i>	6	3/75	6/75

L. PROJECT AREA BOUNDARIES ²

The project area herein described is the identical area covered by the Urban Renewal or Redevelopment Plan as approved by the governing body of the Local Public Agency on June 26, 1965.
(Describe boundaries of project as set forth in each Plan and attach to this application)

M. EXECUTION

IN WITNESS WHEREOF, the applicant has caused this application to be executed in its name, and its seal to be hereunto fixed and attested, this 24 day of April, 1972.

[SEAL]

BOSTON REDEVELOPMENT AUTHORITY
 Corporate Name of Applicant
 By: Robert J. [Signature] Signature

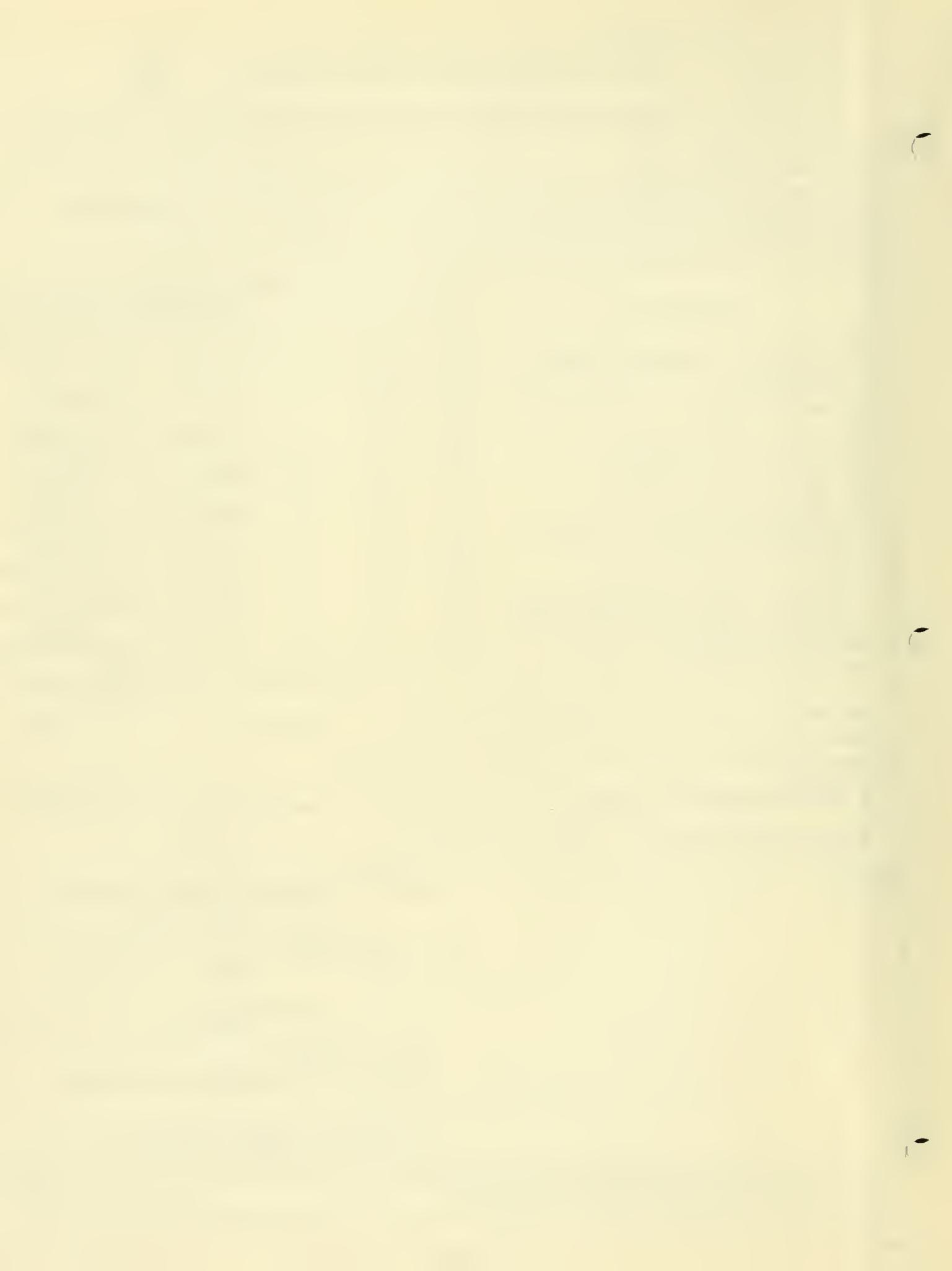
DIRECTOR
 Title

New City Hall/1City Hall Square
 Address

Boston, Massachusetts
 City, State, and ZIP Code

For an Application for Early Land Acquisition Loan, enter estimated effective date of the Contract for Loan and Grant for project execution activities. Complete Lines 2, 3, and 4, and leave Lines 1, 5, 6, and 7 blank.

² For an Application for Early Land Acquisition Loan, delete the phrase "covered by the Urban Renewal or Redevelopment Plan as approved" and insert "described in the Resolution adopted".



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
URBAN RENTAL PROGRAM

PROJECT COST ESTIMATE AND FINANCING PLAN

PROJECT LOCALITY

Boston, Massachusetts

PROJECT NAME

South Cove

PROJECT NUMBER

Mass. R-92

INSTRUCTIONS: Submit original and a second signed copy in Binder No. 1, and copies in Binders No. 2, 3, 4, 5, 6, and 7.

SUBMISSION (Check and complete the description which applies.)

 ACCOMPANIES FINAL PROJECT REPORT

REVISES PROJECT COST ESTIMATE AND FINANCING PLAN

 SUBMITTED BY LPA ON 5/17 1971 ACCEPTED BY HUD ON 6/17 1971

DATED _____, 19_____

SECTION A. ESTIMATE OF GROSS AND NET PROJECT COSTS

LINE NO.	ITEM	TO BE COMPLETED BY LPA		TO BE COMPLETED BY HUD
		[] INITIAL ESTIMATE OR LATEST ACCEPTED ESTIMATE (a)	[] REVISED ESTIMATE (b)	
A-1	ITEM 1 OF GROSS PROJECT COST: TOTAL PROJECT EXPENDITURES (from Form HUD-6220, line 19)	\$ 14,247,737	\$ no change	\$
A-2	ITEM 2 OF GROSS PROJECT COST (Net cash local grants-in-aid): Cash value of land donations (from Supporting Schedule 1)	155,250	"	
A-3	Demolition and removal work (from Supporting Schedule 2)	-0-	"	
A-4	Project or site improvements (from Supporting Schedule 3)	1,651,103	"	
A-5	Public or supporting facilities (from Supporting Schedule 4)	892,100	"	
A-6	Other noncash local grants-in-aid (from Supporting Schedule 5)	4,026,789	"	
A-7	TOTAL NONCASH LOCAL GRANTS-IN-AID (sum of lines A-2 through A-6)	\$ 6,725,242	\$ " "	\$
A-8	GROSS PROJECT COST (ITEM 1 plus ITEM 2) (line A-1 plus A-7)	\$ 20,972,979	\$ " "	\$
A-9	PROCEEDS FROM PROJECT LAND: Sale price of project land to be sold	\$ 1,852,750	\$ " "	\$
A-10	Capital value imputed to project land to be leased	-0-	"	
A-11	Capital value of project land to be retained by LPA	-0-	"	
A-12	TOTAL PROCEEDS FROM PROJECT LAND (sum of lines A-9, A-10, and A-11)	\$ 1,852,750	\$ " "	\$
A-13	NET PROJECT COST (line A-8 minus A-12)	\$ 19,120,229	\$ " "	\$
A-14	SUMMING OF NET PROJECT COST: Net Project Cost of this project (from line A-13)	\$ 19,120,229	\$ " "	\$
A-15	Net Project Cost of other projects (if any) pooled with this project (from Supporting Schedule 6)	-0-	"	
A-16	Aggregate Net Project Costs for this and other projects (if any) in the pool (line A-14 plus A-15)	-0-	"	
A-17	Minimum local grants-in-aid required for this and other projects (if any) in the pool	6,373,410	"	
A-18	Total local grants-in-aid to be provided for other projects (if any) in the pool	-0-	"	
A-19	Typical amount of local grants-in-aid required for this project (line A-16 minus A-18)	\$ 6,373,410	\$ " "	\$

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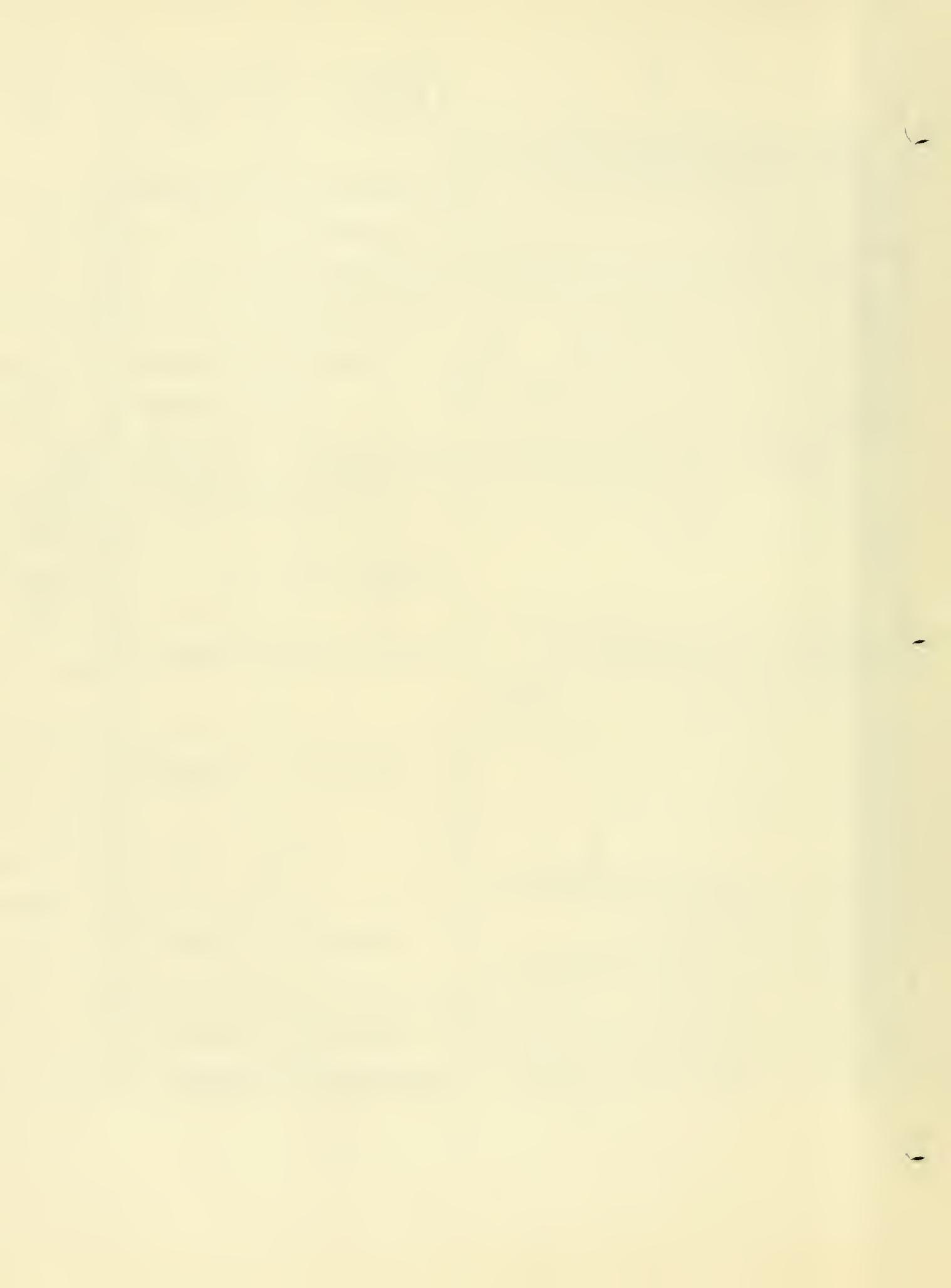
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SECTION A. ESTIMATE OF GROSS AND NET PROJECT COSTS (Continued)

LINE NO.	ITEM	TO BE COMPLETED BY LPA		TO BE COMPLETED BY HUD
		[] INITIAL ESTIMATE OR [] LATEST ACCEPTED ESTIMATE (a)	REVISED ESTIMATE (b)	
	SHARING OF NET PROJECT COSTS (Continued)			
	LOCAL GRANTS-IN-AID THIS PROJECT:			
A-20	Non-cash local grants-in-aid (from lines A-17)	\$ 6,725,242	\$ no change	\$
A-21	Cash local grants-in-aid	734,993	"	
A-22	TOTAL LOCAL GRANTS-IN-AID FOR THIS PROJECT (line A-20 plus A-21) must be not less than A-19)	\$ 7,460,235	\$ "	\$
A-23	PROJECT CAPITAL GRANT (line A-11 minus A-22)	\$ 11,659,994	\$ "	\$
A-24	RELOCATION GRANT (from Form HUD-621, line 20)	\$ 357,840	\$ 3,712,956	\$
A-25	REHABILITATION GRANT (from Form HUD-6220, line 21)	\$ -0-	\$ no change	\$
A-26	TOTAL FEDERAL CAPITAL GRANT (sum of lines A-23, A-24, and A-25)	\$ 12,017,834	\$ 15,372,950	\$

SECTION B. SOURCES OF FUNDS FOR PROJECT EXPENDITURES, RELOCATION PAYMENTS, AND REHABILITATION GRANTS

LINE NO.	ITEM	TO BE COMPLETED BY LPA		TO BE COMPLETED BY HUD
		[] INITIAL ESTIMATE OR [] LATEST ACCEPTED ESTIMATE (a)	REVISED ESTIMATE (b)	
B-1	Total cash requirements for project expenditures, Relocation Payments, and Rehabilitation Grants (sum of lines A-1, A-21, and A-25)	\$ 14,605,577	\$ 17,960,693	\$
	Cash local grants-in-aid:			
	SOURCE OF CASH	ACTUAL OR ESTIMATED DATE OF RECEIPT		
B-2		\$ 734,993	\$ 734,993	\$
B-3				
B-4				
B-5	Real estate tax credits (from Form HUD-6220, line 6b)			
B-6	Total cash local grants-in-aid (sum of lines B-2 through B-5)	\$ 734,993	\$ 734,993	\$
B-7	Total funds to be applied to project expenditures, Relocation Payments, and Rehabilitation Grants, from short-term borrowings other than construction financing	\$	\$	\$
B-8	Subtotal (line B-6 plus B-7)	\$ 734,993	\$ 734,993	\$
B-9	PROJECT FINANCING FROM PRIVATE FINANCING UNITS & LOAN AND GRANT CONTRACTS (line B-1 minus B-8)	\$ 13,870,584	\$ 17,225,700	\$



SECTION C. SOURCES OF FUNDS FOR REPAYMENT OF PROJECT TEMPORARY LOAN

LINE NO.	ITEM	TO BE COMPLETED BY LPA		TO BE COMPLETED BY HUC
		[] INITIAL ESTIMATE OR LATEST ACCEPTED ESTIMATE (a)	REVISED ESTIMATE (b)	
C-1	TOTAL PROCEEDS FROM PROJECT LAND (from line A-12)	\$ 1,852,750	\$ 1,852,750	\$
C-2	Project Capital Grant (from line A-23)	11,659,994	11,659,994	
C-3	Relocation Grant (from line A-24)	357,840	3,712,956	
C-4	Rehabilitation Grant (from line A-25)			
C-5	TOTAL (sum of lines C-1 through C-4) (The sum shown on this line must be equal to amount shown on line B-9, above)	\$13,870,584	\$ 17,225,700	\$

Acceptance of the estimates submitted is hereby requested.

4-24-72

Date

Signature of Authorized Officer

Boston Redevelopment Authority

Local Public Agency

Director

Title

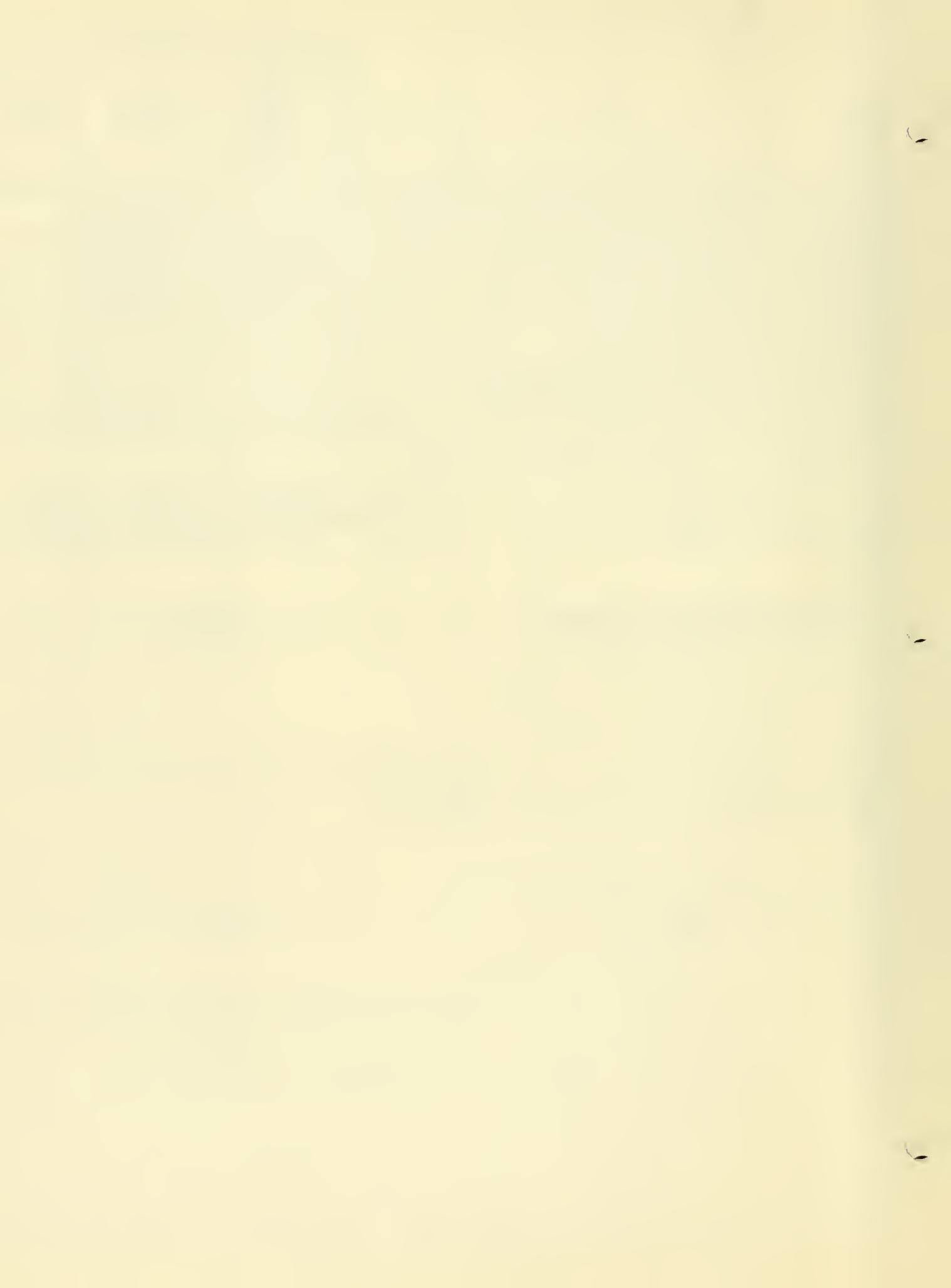
ACCEPTANCE

The estimates are accepted as indicated in the appropriate column.

Date

Signature

Title



SCHEDULE 1. LAND DONATIONS (Land Parcels or Land Interests)

IDENTIFICATION (a)	NAME OF DONOR (b)	ESTIMATED CASH VALUE SUBMITTED BY LPA (c)	TO BE COMPLETED BY FEB ESTIMATE ACCEPTED BY HCD (d)
No change from previous submission		\$	\$

CASH VALUE OF LAND DONATIONS (Enter on line A-2)

\$ \$

SCHEDULE 2. DEMOLITION AND REMOVAL WORK—NONCASH LOCAL GRANTS-IN-AID
(Include work which has been or will be provided)

IDENTIFICATION OF DEMOLITION OR REMOVAL WORK JOBS (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATED NET COST SUBMITTED BY LPA (c)	TO BE COMPLETED BY FEB ESTIMATE ACCEPTED BY HCD (d)
No change from previous submission		\$	\$

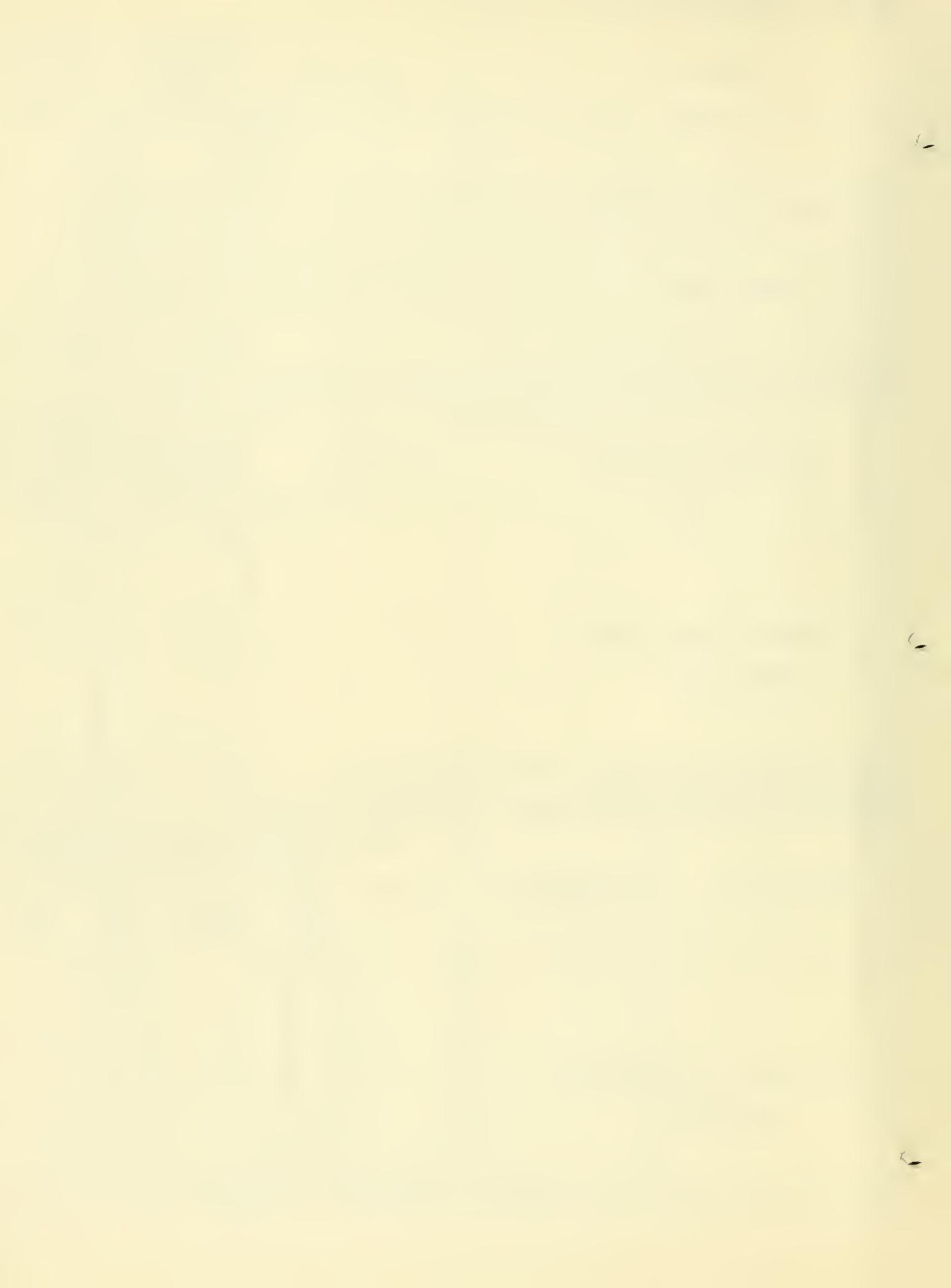
TOTAL DEMOLITION AND REMOVAL WORK TO BE CHARGED TO ITEM 2 OF GROSS PROJECT COST (Enter on line A-3)

\$ \$

SCHEDULE 3. PROJECT OR SITE IMPROVEMENTS—NONCASH LOCAL GRANTS-IN-AID

IDENTIFICATION (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA		TO BE COMPLETED BY FEB ESTIMATE ACCEPTED BY HCD	
		TOTAL COST (c)	CHARGE TO PROJECT ¹		
			% (d)	AMOUNT ((c) X (d)) (e)	% (f)
No change from previous submission		\$	\$	\$	\$

¹If a special assessment, tax or debt projection required land is involved, apply the percent of direct benefit to the project from the improvement cost and subtract it from that amount. Enter the amount of the special assessment against the improvement line.



SUPPORTING SCHEDULES (Continued)

SCHEDULE 3. PROJECT OR SITE IMPROVEMENTS—NONCASH LOCAL GRANTS-IN-AID (Continued)

IDENTIFICATION (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA			TO BE COMPLETED BY LPA ESTIMATE ACCEPTED BY HUD	
		TOTAL COST (c)	% (d)	AMOUNT ((c) X (d)) (e)	% (f)	AMOUNT (g)
No change from previous submission				\$		\$
TOTAL PROJECT OR SITE IMPROVEMENTS TO BE CHARGED TO ITEM 2 OF GROSS PROJECT COST (Enter on line 2-1)				\$		\$

SCHEDULE 4. PUBLIC OR SUPPORTING FACILITIES

IDENTIFICATION (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA			TO BE COMPLETED BY LPA ESTIMATE ACCEPTED BY HUD	
		TOTAL COST (c)	% (d)	AMOUNT ((c) X (d)) (e)	% (f)	AMOUNT (g)
No change from previous submission		\$		\$		\$
TOTAL SUPPORTING FACILITIES TO BE CHARGED TO PROJECT (Enter on line 4-1)				\$		\$

If a noncash local grant-in-aid is used to finance the facility, only the amount of direct benefit to the project from the existence of the facility should be charged to the project, even though the facility may have other uses.

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SUPPORTING SCHEDULES (Continued)

SCHEDULE 5. OTHER NONCASH LOCAL GRANTS-IN-AID (including Sec. 112 educational institution or hospitals; Sec. 117 local public housing)

IDENTIFICATION (a)	TO BE COMPLETED BY LPA			TO BE COMPLETED BY HUD ESTIMATE ACCEPTED BY HUD (d)
	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA (c)		
	\$	\$		
No change from previous submission				
TOTAL. (Enter on line A-6)		\$	\$	

SCHEDULE 6. NET PROJECT COST OF OTHER PROJECTS POOLED WITH THIS PROJECT (From latest accepted Form HUD-5200, line A-13, for the following projects:)

PROJECT NUMBER (Enter each project number) (a)	TO BE COMPLETED BY LPA			TO BE COMPLETED BY HUD ESTIMATE ACCEPTED BY HUD (d)
	DATE APPROVED BY HUD (b)	ESTIMATE SUBMITTED BY LPA (c)		
	\$	\$		
No change from previous submission				
TOTAL. (Enter on line A-15)		\$	\$	

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
URBAN RENEWAL PROGRAM

PROJECT EXPENDITURES BUDGET

PROJECT LOCALITY

Boston, Massachusetts

PROJECT NAME

South Cove

PROJECT NUMBER

Mass. R-92

BUDGET NO.

4

INSTRUCTIONS: Initial Budget: Submit original and 4 copies in Binder No. 1, and copies in remaining Binder submitted to HUD. Revised Budget: If with amendatory application, follow "Initial Budget" instructions. Otherwise, submit original and 4 copies to HUD.

DATES OF BUDGET APPROVALS (Complete for revision only)

Budget No. 1, April 22, 1966 Latest Approved Budget (No. 3), June 4, 1971

LINE NO.	ACTIVITY CLASSIFICATION ¹	TO BE COMPLETED BY LPA			TO BE FILED IN BY HSC	
		USE ONLY FOR REVISED BUDGET		BUDGET REQUESTED FOR		
		LATEST APPROVED BUDGET (a)	ADJUSTMENT (+ OR -) (b)			
1	TOTAL SURVEY AND PLANNING EXPENDITURES (Includes all costs incurred, costs estimated to be incurred, and interest on advances to repayment date) (R 1401, R 1403, R 1404)	\$ 586,000	\$ -	\$ 586,000	\$	
2	PROJECT EXECUTION EXPENDITURES:					
2	Administrative costs (R 1410, R 1473)	1,636,187	-	1,636,187		
3	Legal services (R 1415.02, R 1415.03, R 1415.04, R 1415.05)	32,500	-	32,500		
4	Survey and planning (R 1430)	-0-	-	-0-		
5	Acquisition expenses (R 1440.02 through R 1440.06)	55,000	-	55,000		
6a	Temporary operation of acquired property—Profit (-) or Loss (+) (R 1448)	6,500	-	6,500		
6b	Amount included in Line 6a as real estate tax credits (R 1418.038)	[-0-]	[-]	[-0-]	[]	
7	Relocation and Community organization, excluding Relocation Payments (R 1443)	-0-	-	-0-		
8	Site clearance—Proceeds (-) or Cost (+) (R 1450)	550,000	-	550,000		
9	Project or site improvements (R 1455)	852,820	-	852,820		
10	Disposal, lease, retention costs (R 1455)	15,000	-	15,000		
11	Rehabilitation, excluding Rehabilitation Grants (R 1460)	65,000	-	65,000		
12	Interest (R 1420.013, R 1420.02)	220,000	-	220,000		
13	Other income (-) (R 1449)	(-) -0-	-	(-) -0-	(-)	

¹ For a project on a three-fourths capital grant basis with limited project costs, enter zero on Lines 1 through 6b.

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LINE NO.	ACTIVITY CLASSIFICATION	TO BE COMPLETED BY LPA			TO BE FILLED IN BY HUD
		USE ONLY FOR REVISED BUDGET	BUDGET REQUESTED FOR	BUDGET APPROVED FOR	
	LATEST APPROVED BUDGET (a)	ADJUSTMENT (+ or -) (b)	MONTHS (c)	MONTHS (d)	
14	Subtotal (sum of Lines 2 through 13, excluding Line 6b)	\$ 3,433,007	\$ -	\$ 3,433,007	\$
15	Contingencies (for Column (c), not to exceed 15% of Line 14)	514,951	-	514,951	
16	Real estate purchases (R 1440.01)	9,616,931	-	9,616,931	
17	Project inspection (R 1418)	96,848	-	96,848	
18	TOTAL PROJECT EXECUTION EXPENDITURES (sum of Lines 14,15,16, and 17)	13,661,737	-	13,661,737	
19	TOTAL PROJECT EXPENDITURES (ITEM 1 OF CROSS PROJECT COST) (Line 1 plus 18)	\$ 14,247,737	\$ -	\$ 14,247,737	\$
20	Relocation Payments 100% reimbursable to LPA (R 1501)	\$ 387,840	\$ 3,355,116	\$ 3,712,956	\$
21	Rehabilitation Grants 100% reimbursable to LPA (R 1502)	\$	\$	\$	\$

Approval of the Project Expenditures Budget in the amounts and for the time period shown in Column (c) is hereby requested.

Boston Redevelopment Authority

Local Public Agency

11-24-72

Date

Signature of Authorized Officer

Director

Title

HUD APPROVAL

The Project Expenditures Budget is hereby approved in the amounts and for the time period shown in Column (d).

The project shall be completed by _____, 19 ____.

Date

Signature

Title

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SUPPORTING SCHEDULE

PROJECT OR SITE IMPROVEMENTS CHARGED AS PROJECT EXPENDITURES

IDENTIFICATION	TO BE COMPLETED BY LPA			TO BE FILLED IN BY HUD			
	TOTAL COST	CHARGE TO PROJECT					
		%	AMOUNT				
No change from previous submission	\$	\$	\$	\$	\$		
TOTAL PROJECT ON SITE IMPROVEMENTS TO BE CHARGED TO ITEM 1 OF GROSS PROJECT COST			\$	\$	\$		

ESTIMATE OF RELOCATION COSTS AND SETTLEMENT COSTS

ESTIMATE OF RELOCATION COSTS ALLOCATION PERIOD: months
AND SETTLEMENT COSTS From Jan. 1971 to
 mo./yr. mo./yr.

LOCALITY
Boston, Massachusetts
LOCAL AGENCY
Boston Redevelopment Authority
PROJECT NAME AND NUMBER
South Cove R-92

A. PAYMENTS TO FAMILIES AND INDIVIDUALS

Type of Payment	Families		Individuals		Total	
	No.	Amount	No.	Amount	No.	Amount
Moving Expenses		\$		\$		
1. Actual Moving Expenses	10	6,000	5	3,000	15	9,000
2. Fixed Payment and Dislocation Allow.	56	23,800	94	52,900	150	56,700
3. Total	66	29,800	99	55,900	165	65,700
Replacement Housing Payments						
Homeowners						
4. Differential Payment	5	75,000			5	75,000
5. Interest Payment						
6. Incidental Expense Payment						
7. Total	5	75,000			5	75,000
Tenants and Certain Others						
8. Rental Assistance	51	204,000	95	380,000	146	584,000
9. Downpayment Assistance	10	50,000	4	12,000	14	42,000
10. Total	61	234,000	99	392,000	160	626,000
11. Total (Sum of Lines 3, 7, and 10)	66	338,800	99	427,900	165	766,700

B. PAYMENTS TO BUSINESS CONCERNs, NONPROFIT ORGANIZATIONS, AND FARMS

Type of Payment	Businesses		Nonprofit Orgs.		Total	
	No.	Amount	No.	Amount	No.	Amount
Moving Expenses						
1. Actual Moving Expenses	41	1,166,000	2	10,000	43	1,176,000
2. Actual Loss of Property	27	109,000			27	109,000
3. Searching Expenses	89	44,500			89	44,500
4. Total		1,319,500		10,000		1,329,500
5. Payments in Lieu of Moving and Related Expenses	19	190,000			19	190,000
6. Total (Sum of Lines 4 and 5)		1,509,500		10,000		1,519,500

C. Total estimate of relocation payments to individuals, families, business concerns, nonprofit organizations and farms. (Total, Block A, Line 11; plus Total, Block B, Line 6) \$ 2,286,200

D. Assistance Costs. Estimate of all relocation costs, other than the payments enumerated above, to be included in computing the amount of the Federal grant, contribution or loan for the project. \$ N A

E. Estimate of total settlement costs to be paid to owners whose real property will be acquired for the project. (These are not "relocation costs" or "relocation payments", but are acquisition costs subject to funding arrangements under P. L. 91-646.) \$ \$ 5,000

It is estimated that changes in relocation benefits caused by the Housing Act of 1968 amount to

\$ 1,065,916

TOTAL \$ 3,355,116

BOSTON REDEVELOPMENT AUTHORITY

Changes in Relocation Procedures to Conform With The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970

South Cove Project

I. Temporary Moves

Temporary moves, as in the past, will be kept to a minimum. Only units which are decent, safe, and sanitary, and within 25% of a household's income will be utilized for temporary housing, and families so moved by the Authority shall receive written assurance that suitable replacement housing shall be available within the Project area within twelve months. Project funds will be utilized to pay for one of the two project moves.

II. Eviction

Eviction will continue to be utilized only as a last resort. It will in no way affect the eligibility of a displaced person for relocation payments. Failure to pay rent will no longer be grounds for eviction in those cases where failure to pay is based upon the Authority's failure to keep the premises in habitable condition.

III. Setoff Action Against Relocation Claims

The Authority shall not setoff against a relocation payment claim any financial obligation to it unless it has previously taken the following steps:

- A. Advising the client thirty days in advance of its intent to do so and of his opportunity within such period to file a statement denying or disputing the claim.
- B. If a statement in disagreement with Authority records is filed, the Authority shall, within thirty days of receipt of such claim, institute and diligently prosecute a judicial action to obtain judgment.

If the occupant fails to dispute the financial obligation or the Authority obtains judgment, the setoff shall be final. If the Authority fails to follow the steps described in (B.) above or is denied judicial judgment, the full amount of the claim shall be paid to an otherwise eligible judgment.

IV. Grievance Procedures

Grievance procedures will be established as soon as HUD regulations pertaining to urban renewal projects are received.

There has been no substantial increase in workload. As you may be aware, there are presently more than 400 units of new housing under construction.

New construction in this project is expected to provide additional relocation resources for retail businesses to be displaced. In addition, there is sufficient manufacturing/industrial space available in other parts of the City.

GUARDED ASSURANCE WITH RESPECT TO COMPLIANCE WITH REAL PROPERTY ACQUISITION REQUIREMENTS OF TITLE III OF THE UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970*

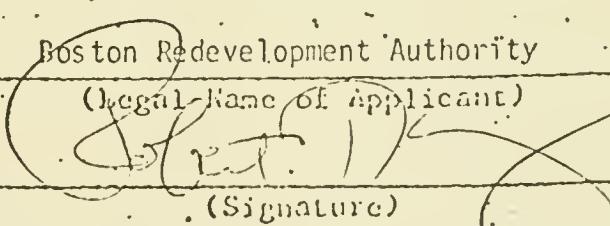
The Boston Redevelopment Authority (Applicant herein) hereby assures that it has authority under applicable State and Local law to comply with Section 210 of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, Public Law 91-646, 91st. Cong. S.1, 84 Stat. 1894 (1971), and certifies, assures, and agrees that, notwithstanding any other provision set forth in any application, contract or agreement with respect to the application identified as

as Mass. R-92 South Cove:

1. In acquiring real property in connection with the instant project, the Applicant will be guided to the greatest extent practicable under State law, by the real property acquisition policies set out under Section 301 of the Act and the provisions of Section 302 thereof;
2. Property owners will be paid or reimbursed for necessary expenses as specified in Sections 303 and 304 of the Act;
3. Affected persons will be adequately informed of the benefits, policies, and procedures provided for under HUD regulations;
4. The amount of the payments made to property owners pursuant to sections 303 and 304 of the Act shall be fully reimbursable to the applicant by HUD; but the costs of providing assistance hereunder shall be shared between the Applicant and HUD on the same basis as project costs are shared pursuant to the applicable Federal financial assistance contract; and
5. The Applicant will execute such amendments to applicable contracts and agreements and execute, furnish, and be bound by such additional documents as the Secretary of Housing and Urban Development shall determine necessary to effectuate or implement the assurances provided herein.

This document is hereby made part of an incorporated in any contract or agreement, or any supplements and amendments thereto, relating to the above identified application and shall be deemed to supersede any provisions therein to the extent that such provisions conflict with the assurances or agreements provided herein.

3-24-72
(Date)

Boston Redevelopment Authority
(Legal Name of Applicant)
By 
(Signature)
Director
(Title)

*For use in remedial community development contracts which amend contracts in existence prior to January 2, 1971, in conformance with opinion of Comptroller General of the U. S., dated November 5, 1971.

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ATTEST: The undersigned chief legal counsel for the Applicant hereby certifies that the Applicant has authority under State and Local law to comply with Section 305 of the aforesaid Federal Act as implemented by the above assurances and that the foregoing assurances and agreements have been legally and duly given and made by the Applicant.

John C. Conley
(Attorney)



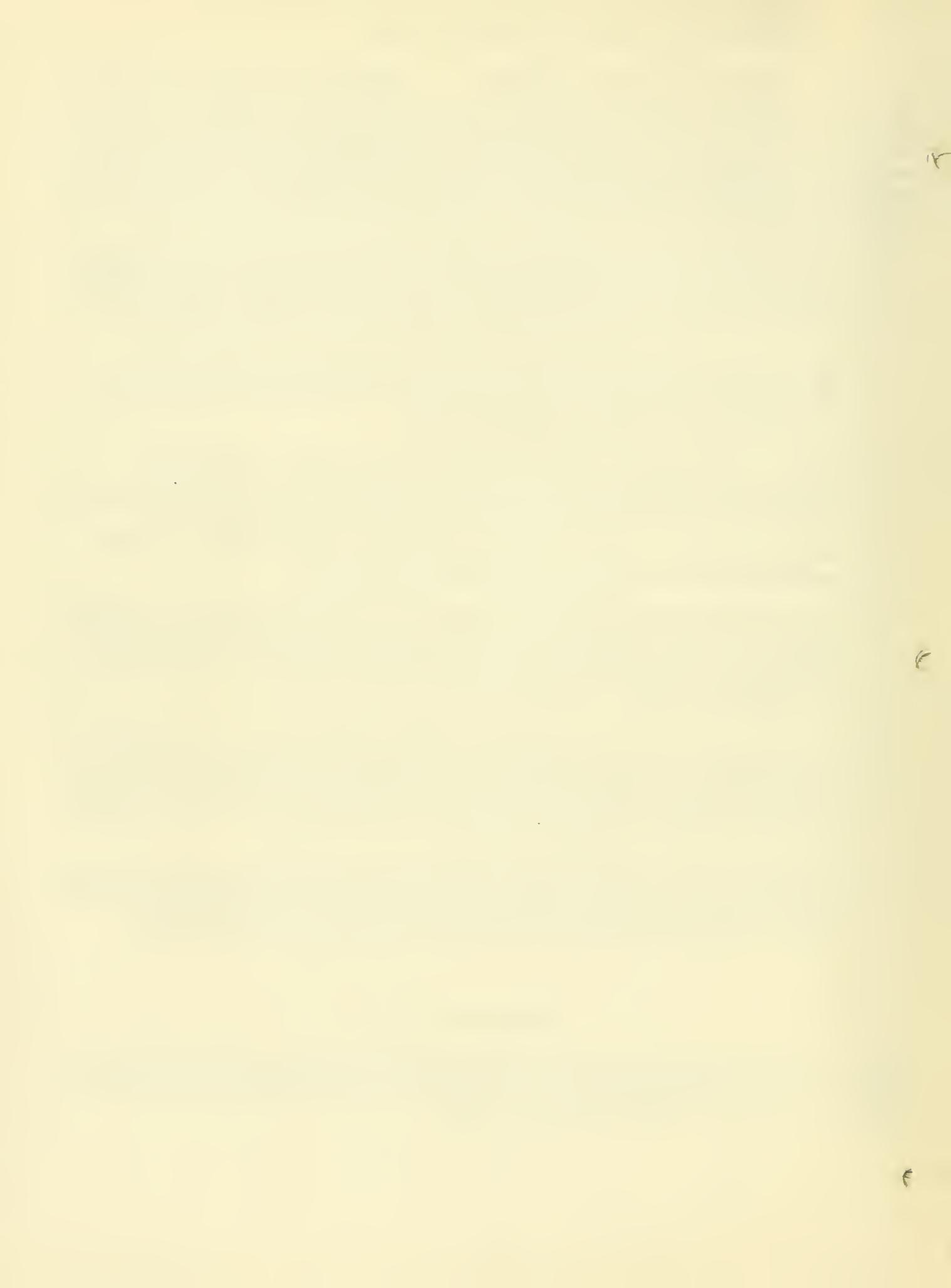
STATEMENT OF ASSURANCE WITH RESPECT TO RELOCATION REQUIREMENTS
OF TITLE II OF THE UNIFORM RELOCATION ASSISTANCE AND REAL
PROPERTY ACQUISITION POLICIES ACT OF 1970*

The Boston Redevelopment Authority (Applicant herein) hereby assures that it has authority under applicable State and Local law to comply with Section 210 of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, Public Law 91-616, 91st Cong. S.1, 84 Stat. 1894 (1971), and certifies, assures, and agrees that, notwithstanding any other provision set forth in any application, contract or agreement with respect to the application identified as Mass. R-92 South Cove:

1. Fair and reasonable relocation payments and assistance shall be provided in accordance with Sections 202, 203, and 204 of the Act and applicable HUD regulations, to or for families, individuals, partnerships, corporations or associations displaced as a result of the instant project;
2. Relocation assistance programs offering the services described in Section 205 of the Act shall be provided to such displaced families, individuals, partnerships, corporations or associations in the manner provided under applicable HUD regulations;
3. Within a reasonable time prior to displacement, decent, safe and sanitary replacement dwellings will be available to such displaced families and individuals in accordance with Section 205(c)(3) of the Act;
4. Affected persons will be adequately informed of the benefits, policies, and procedures provided for under HUD regulations;
5. The relocation process will be carried out in such a manner as to provide displaced persons with uniform and consistent services, and replacement housing will be available in the same range of choices with respect to such housing to all displaced persons regardless of race, color, religion or national origin;
6. The amount of relocation payments hereunder shall be fully reimbursable to the Applicant by HUD; but the costs of providing relocation assistance hereunder shall be shared between the Applicant and HUD on the same basis as project costs are shared pursuant to the applicable Federal financial assistance contract; and
7. The Applicant will execute such amendments to applicable contracts and agreements and execute, furnish, and be bound by such additional documents as the Secretary of Housing and Urban Development shall determine necessary to effectuate or implement the assurances provided herein.

ATTACHMENT C-2

*For use in amendatory community development contracts which amend contracts in existence prior to January 2, 1971, in conformance with opinion of Comptroller General of the U. S. dated November 5, 1971.



This document is hereby made part of and incorporated in any contract or agreement, or any supplements and amendments thereto, relating to the above identified application and shall be deemed to supersede any provisions therein to the extent that such provisions conflict with the assurances or agreements provided herein.

3-24-72

(Date)

Boston Redevelopment Authority
(Legal Name of Applicant)
By J. Gaff (Signature)
Director
(Title)

ATTEST: The undersigned chief legal counsel for the Applicant hereby certifies that the Applicant has authority under State and Local law to comply with Section 210 of the aforesaid Federal Act as implemented by the above assurances and that the foregoing assurances and agreements have been legally and duly given and made by the Applicant.

John C Conley
(Attorney)

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JOHN C. CONLEY
ATTORNEY AT LAW
SUITE 426
73 TREMONT ST., BOSTON, MASS. 02108

April 10, 1972

Mr. Daniel Richardson, Director
Department of Housing and Urban Development
Bulfinch Building
15 Chardon Street
Boston, Massachusetts 02114

Subject: Amendatory Application for Loan and Grant
South Cove Project, Mass. R-92

Dear Sir:

I am an attorney-at-law, admitted to practice in the Commonwealth of Massachusetts. As General Counsel for the Boston Redevelopment Authority in the above-entitled project, my opinion, including factual statements requested by the Department of Housing and Urban Development, is as follows:

1. I have reviewed the Amendatory Application for Loan and Grant, dated March 24, 1972, and approved by the Boston Redevelopment Authority on March 16, 1972, for Project No. Mass. R-92, including particularly a) the project area, b) the activities to be undertaken by the Boston Redevelopment Authority in carrying out the project, c) the size and character of the project area and d) the method of financing the project.
2. I am of the opinion, on the basis of the data and information submitted in support of the Amendatory Application:
 - a) that the project area meets the requirements of state law, particularly Section 48 of Chapter 121B for undertaking the project activities and carrying out the project therein;

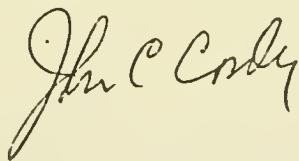
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- b) that the project area was, within the meaning of section 110 (c) of Title I of the Housing Act of 1949, a substandard and decadent area; and
 - c) that the project and project activities described in the Amendatory Application are consistent with the Redevelopment Plan which has been adopted for the project area.
3. I am of the opinion that the Boston Redevelopment has been legally created and is a duly organized and acting public body having the legal power to undertake, carry out, and finance the Project and Project activities described in the Amendatory Application in the manner set forth therein.
4. I have made an examination of applicable state law and am of the opinion that since the date of execution of the present Grant Contract, Contract No. R-92 (LG), there has been no court decision, statutory constitutional enactment or any revision or amendment of any state or local laws which adversely affects the authority of the Boston Redevelopment Authority to undertake and carry out the Project as proposed in the Amendatory Application.

Sincerely,



John C. Conley

Attorney for Boston Redevelopment
Authority

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CERTIFICATE OF VOTE

The undersigned hereby certifies as follows:

(1) That he is the duly qualified and acting Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority.

(2) That the following is a true and correct copy of a vote as finally adopted at a meeting of the Authority held on March 16, 1972 and duly recorded in this office:

A Resolution entitled: "RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY AUTHORIZING FILING OF AMENDATORY APPLICATION FOR LOAN AND CAPITAL GRANT FOR PROJECT NO. MASS. R-92" was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No.

(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Authority voted in a proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.

(4) That the Resolution to which this certificate is attached is in substantially the form as that presented to said meeting.

(5) That if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority and this certificate is hereby executed under such official seal.

(6) That Robert T. Kenney is the Director of this Authority.

(7) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand
this 21st day of March, 1972.

LS

BOSTON REDEVELOPMENT AUTHORITY
By Karen J. Denman
Secretary

RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY AUTHORIZING FILING
OF AMENDATORY APPLICATION FOR LOAN AND CAPITAL GRANT FOR PROJECT
NO. MASS. R-92

WHEREAS, The Boston Redevelopment Authority is party to a Loan and Capital Grant Contract with the United States dated June 9, 1966, as amended;

WHEREAS, it is necessary and in the public interest for purposes of Project No. Mass. R-92 described in said contract (hereinafter referred to as the "Project"), that said Loan and Capital Grant be increased to provide for additional loan and grant assistance;

WHEREAS, Title VI of the Civil Rights Act of 1964, and that regulations of the Department of Housing and Urban Development effectuating that Title, provide that no person shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination in the undertaking and carrying out of urban renewal projects assisted under Title I of the Housing Act of 1949, as amended;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That an application to amend the Loan and Grant Contract No. Mass. R-92 dated June 9, 1966, for the purpose of seeking an increase of the Project Temporary Loan from \$13,870,594 to \$17,225,700, and increase of the Relocation Grant from \$357,840 to \$3,712,956, is hereby approved, and that the Director is hereby authorized, for and on behalf of the Authority, to execute and file such Amendatory Application with the Department of Housing and Urban Development, and to provide such additional information and furnish such documents as may be required by said Department.

2. That the United States of America and the Secretary of the Department of Housing and Urban Development be, and they hereby are, assured of full compliance by the Authority with regulations effectuating Title VI of the Civil Rights Act of 1964.

CERTIFICATE OF VOTE

The undersigned hereby certifies as follows:
Assistant

(1) That he is the duly qualified and acting Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority;

(2) That the following is a true and correct copy of a vote as finally adopted at a meeting of the Authority held on March 16, 1972 and duly recorded in this office:

Copies of a memorandum dated March 16, 1972 were distributed re Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970: Assurances and Amendatory Budget Requests, attached to which were copies of a proposed vote, ten (10) Resolutions, ten (10) two-page statements relating to Relocation Requirements, ten (10) Statements relating to Real Property Acquisition Requirements and ten (10) copies of an Estimate of Relocation Costs and Settlement Costs relating to Project Nos. Mass. R-24, R-35, R-55, R-56, R-77, R-82, R-82 (L), R-92, R-115 and R-129.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized for and in behalf of the Boston Redevelopment Authority to submit to the Department of Housing and Urban Development Amendatory budgets for the R-24 Washington Park, R-35 Government Center, R-55 Charlestown, R-56 South End, R-77 Waterfront, R-82 Central Business District, R-82 South Station, R-92 South Cove, R-115 Fenway, R-129 Campus High School, Urban Renewal Projects, together with appropriate assurances regarding the Authority's relocation and real estate acquisition policies, substantially in the form attached hereto, in order to comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and Department of Housing and Urban Development regulations pursuant thereto.

The aforementioned Assurances with Respect to Relocation Requirements, and Real Property Acquisition Requirements, for each project are filed in the Document Book of the Authority as Document No. 2134.



(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Authority voted in a proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.-

(4) That the _____ to which this certificate is attached is in substantially the form as that presented to said meeting.

(5) That if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority and this certificate is hereby executed under such official seal.

(6) That Robert T. Kenney is the Director of this Authority.

(7) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand this
24th day of March 1972.

BOSTON REDEVELOPMENT AUTHORITY

BY William Johnson
Assistant Secretary

LS

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BG-BLACK	BO-TANIC GREEN
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